

Land Development Plan Advisory Committee Minutes
Mar. 9, 2006
Meeting #5
Trinity Memorial United Methodist Church
7:00 pm- 9:00 pm

Attendance: Karen Bridges, Kenneth Orr, Jane Domer, Gary Loflin, Jeff Taylor, Dwight Meredith, Paul Guthrie, John Maddocks, Jane Maddocks, Lloyd Brown, Mel Brooks, Miles Talbert

Absent: Linda Gantt

Staff: Paul Kron (PTCOG), Ann Bailie, Adam Stumb, Diana Schreiber

Mr. Kron made a presentation based on a Smart Growth Power Point Presentation of the New Urbanism/Neo-Traditional movement highlighting TNDs (Traditional Neighborhood Developments). TNDs emphasize socialization of residents. Contrary to traditional, geographically expansive (low-density), car-friendly construction, TNDs integrate high-density residential/commercial with surrounding open-space. TND's are designed with a combination of alleys/sidewalks/roadways/driveways to encourage pedestrian traffic with lot size reductions. Vermillion of Charlotte, N.C. is a TND example with 300-400 acre development with transit stops to/from Charlotte (website: www.newvermillion.com). Ms. Bridges asked about the impervious surface requirements; Mr. Kron mentioned the TND impervious structure requirements are roughly the same as traditional construction. Afton Village, of Concord, NC is another TND example (website: www.aftonvillage.com)

Open discussion highlighted the first TND in North Carolina, the Southern Village neighborhood in Chapel Hill, NC. This community consists of a greenway to the downtown area, a grid transport design and 70 acres of open-space (25% of total acreage). Extracts from Reed Ewing's resource titled *Best Development Practices* were reviewed with committee members which included best land use, transportation, environmental and housing practices. English Farm of Archdale has the potential to become a local TND with the YMCA abutting a portion of the property.

Review of Preliminary Growth Strategy Categories with their associated map was presented by Mr. Kron. Overview provides an outline of where/what/when growth should take place in Trinity. There are developmental limitations in accordance to geographical conditions relevant to the amount of acreage included in Trinity's sewer phases. Mr. Talbert expressed concern about Randolph County's requirement for five-acre lots. These lots could eventually be subdivided without guidance, if the City is not proactive in the restriction process. Concerns were expressed about TND acreage requirements and the association with the City's planning department.

Review of descriptions on pages 4-5. Mr. Orr expressed concern about property rights of landowners versus developers' objectives. Mr. Kron emphasized that the Land Use Plan represents Trinity's long-range guide for managed growth. Zoning potentially can become design versus zone oriented. One of the land use plan's ultimate objectives is to avoid spot zoning akin to Archdale's.

Key questions for the Committee consisted of their general impressions of the process and if members were interested in attending a field trip to Charlotte. Overall, committee members felt that the committee's direction makes sense and is consistent with the residents' interests. Others mentioned that the land use plan has a 'nice balance and mix with good transition between zoning districts'. Mr. Guthrie suggested that a draft analysis of the 'future land use category' map be written up. There was concern about the location of the future high school being planned for an extra-territorial parcel south of I-85, currently outside the city limits and sewer phases. This tentative location is not optimal to the current land use plan and would require a re-working the location of the city's core activity center. Committee members were encouraged to advocate the school be relocated to a more city-central location; this step would reinforce the current land use plan and avoid annexation into Randolph County.

TND Charlotte Tour/Fieldtrip led by Mr. Kron with the Land Use Committee, Council and Staff is to be arranged for Wednesday, April 5. Staff will see about bus transport to the Charlotte area; expect a full-day schedule. The tour will include the opportunity to interact with city officials and developers.